

General Information

Parcel Number 89-16-12-300-105.000-028
Local Parcel Number 46-12-300-105.000-15

Tax ID: 015-01600-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015) WAYNE TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 155159-015 WAYNE-155159 (015)
Section/Plat 4612300
Location Address (1) 4693 HOLLANSBURG RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

BAKER, DONALD L & FRED A E SCOT
4693 HOLLANSBURG RD
RICHMOND, IN 47374

Legal

PT SW SEC 12-14-1 0.322A



Transfer of Ownership

Date 01/01/1900 Owner BAKER, DONALD L &
Doc ID Code Book/Page Adj Sale Price V/I
CO / I

Notes

10/19/2020 Misc: 2021 GENERAL REVAL

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')

Table with 15 columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$9,200

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1600 sqft  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joist  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Open Frame	70	\$5,300

**Plumbing**

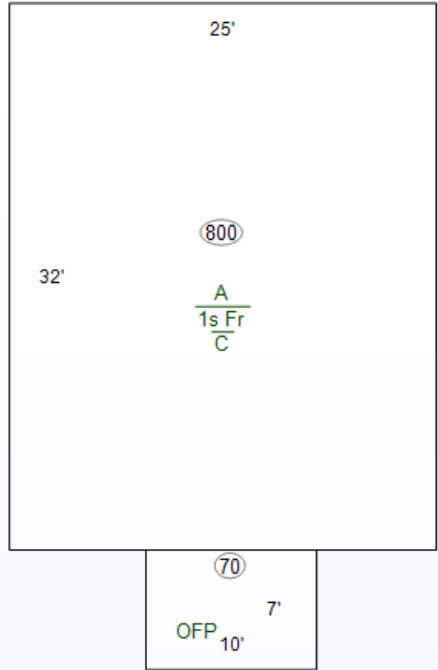
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	800	800	\$88,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	800	800	\$19,800	
Bsmt				
Crawl	800	0	\$6,800	
Slab				

<b>Total Base</b>			\$115,100
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$115,100	
Unfin Int (-)		\$0	
Ex Liv Units (+)		\$0	
Rec Room (+)		\$0	
Loft (+)		\$0	
Fireplace (+)		\$0	
No Heating (-)		\$0	
A/C (+)		\$0	
No Elec (-)		\$0	
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0	
Spec Plumb (+)		\$0	
Elevator (+)		\$0	

<b>Sub-Total, One Unit</b>			\$115,100
<b>Sub-Total, 1 Units</b>			
Exterior Features (+)	\$5,300	\$120,400	
Garages (+) 0 sqft	\$0	\$120,400	
Quality and Design Factor (Grade)			0.85
Location Multiplier			0.85
<b>Replacement Cost</b>			\$86,989

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	Wood Fr	D+1	1900	1900	125	P			0.85		1,600 sqft	\$86,989	75%	\$21,750	0%	100%	1.040	1.000	100.00	0.00	0.00	\$22,600